

# 7/7 Sommers Street, Conder, ACT 2906



## Sold Townhouse

Saturday, 24 February 2024

7/7 Sommers Street, Conder, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 97 m2**

**Type: Townhouse**



Jonathan Irwin

**\$620,000**

If you're looking for a comfortable single-level home with low maintenance in a convenient location, then look no further! Having just been thoroughly refreshed inside and out, this heart warming home is ready for you to move in and enjoy. THE HOME With generous open plan living and dining areas, light filled bedrooms and a practical floor plan, this feature packed home offers so much for the first home buyer or downsizer. The kitchen is spacious and features ample storage, excellent bench space, pantry and a Chef under-bench oven. The master bedroom is a good size and features a large built-in robe and direct access to the courtyard. There are two further bedrooms, both well sized. The sleek new bathroom has been professionally renovated and features a waterfall shower head, wall hung vanity, full size bath, excellent storage and separate toilet. Outside the quaint cottage style courtyard strikes a nice balance with enough space for those who love a garden and still being low maintenance. There is car accommodation for two vehicles consisting of a single garage with internal access plus an adjacent car space. LOCATION Set within 'Belle Tromoto', a tightly held boutique complex set in a central and convenient location. It's just a 900m walk to Lanyon Shops offering cafés, Aldi, Woolworths, specialty stores, gyms, a childcare centre and petrol station. Within a short drive is St Clare of Assisi Primary, Charles Conder Primary (12 min walk), Lanyon High (5 min walk) and Covenant Christian School. SUMMARY Refreshed inside & out - move in ready Open plan living & dining areas Large main bedroom with direct access to courtyard New bathroom with excellent storage & separate toilet Kitchen features excellent bench/storage space & pantry New carpets New internal paint New ceiling fans & window coverings in bedrooms Fujitsu split system air-conditioner Private courtyard with side gate access Single garage with internal access Additional car space 350m to Lanyon High & 650m to Charles Conder Primary School 900m to Lanyon Marketplace Rental estimate: \$570 - \$590 per week Living: 97m<sup>2</sup> Garage: 23m<sup>2</sup> Porch: 2.4m<sup>2</sup> Total: 122.4m<sup>2</sup> Build: 1992 Rates: \$570 per quarter Strata: \$400 per quarter EER: 2.5 All figures are approximate For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.